

GOVERNMENT OF ANDHRA PRADESH
A B S T R A C T

Municipal Administration & Urban Development – Hyderabad Metropolitan Development Authority - Change of land -use of the land from Residential use to Commercial use (category-C) in Pr.No.16-11-740/9/1, 16-11-740/9/2, 16-11-740/9/3, 16-11-740/9/4 & 16-11-740/9/5 in Sy.No.317/2 of Gaddiannaram, Dilsukhnagar, Hyderabad to an extent of 511.54 Sq Mts.– Draft Variation – Notification – Confirmed – Orders – Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (I₁) DEPARTMENT

G.O.Ms.No. 400

Dated:20th June, 2009

Read the following:-

1. From M.C., HMDA., Letter No.8552/PD1/Plg/HMDA/2008, dated: 04.09.2008.
2. Govt Memo.No.14899/I₁/2008, MA&UD (I₁) Deptt, dated:01-01-2009.
3. From M.C., HMDA., Letter No.8552/PD1/Plg/HMDA/2008,dated: 04.09.2008, dated: 02.06.2008.

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O R D E R:

The draft variation to the land use envisaged in the envisaged in the notified modification to the Master Plan for Asmangadh and Gaddiannaram area of Municipal area, issued in Government Memo second read above, was published in the Extra-ordinary issue of Andhra Pradesh Gazette No.9, Part-1, dated.06.01.2009. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has paid an amount of Rs.1,02,308/- (Rupees eighty one lakhs two thousands three hundred and eight only) towards development charges. Hence, the draft variation is confirmed.

The appended notification will be published in the issue of the Andhra Pradesh Gazette dated.25.06.2009.

The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Dr.C.V.S.K.SARMA
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.
The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad with a request to publish a notice in the newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government for taking further action.

Copy to:

The individual through the Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority, Hyderabad.
The Special Officer and Competent Authority,
Urban Land Ceiling, Hyderabad. (in name cover)
The District Collector, Ranga Reddy District, Hyderabad.
Sf /Sc.

//FORWARDED BY ORDER//

SECTION OFFICER
...2.

**APPENDIX
NOTIFICATION**

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No.8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified modification to the Master Plan for Asmangadh and Gaddiannaram area of Municipal area, which is the same having been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette No.9 Part-1, dated.06.01.2009 as required by sub-section (3) of the said section.

VARIATION

The site in Pr.No.16-11-740/9/1, 16-11-740/9/2, 16-11-740/9/3, 16-11-740/9/4 & 16-11-740/9/5 in Sy.No.317/2 of Gaddiannaram, Dilsukhnagar, Hyderabad to an extent of 511.54 Sq Mts., which are given in the schedule below is presently earmarked for residential use zone in notified modification to the Master Plan of Asmangadh and Gaddiannaram area of Municipal area, is designated as Commercial use zone (Category-C) subject to conditions to consider under category-C only as per G.O.Ms.No.766, MA&UD (I₁) Deptt, dated: 18-10-2007 along with the following general conditions:

1. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
2. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
4. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. that the above change of land use is subject to the conditions that may be applicable under the Ceiling Act.
6. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
7. that the change of land use shall not be used as the proof of any title of the land.
8. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
9. the applicant shall obtain necessary clearance from Heritage conservation committee before undertaking any developmental activity in the site u/r.
10. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
11. impact fee of 3 times of category-C as mentioned in G.O.Ms.No.766 MA & UD dated.18.10.2007shall be paid by the applicant.

SCHEDULE OF BOUNDARIES

North : Ranjit Towers (Commercial/Residential) Pr.No.16-11- 740/9/7
South : Narayana Junior College (Pr.No.16-11-740/9).
East : Existing 40'-0" wide B.T. Road (proposed 80'-0" wide road).
West : Pr.No.16-11-740/8/A and 16-11-740/9/1/A.

**Dr. C.V.S.K.SARMA
PRINCIPAL SECRETARY TO GOVERNMENT**

SECTION OFFICER